# \$199,000 - 309 300 Spruce Ridge Road, Spruce Grove

MLS® #E4437815

#### \$199,000

2 Bedroom, 2.00 Bathroom, 932 sqft Condo / Townhouse on 0.00 Acres

Spruce Ridge, Spruce Grove, AB

Well-maintained 2-bdrm, 2-bathroom condo in a prime Spruce Grove location, this one checks all the boxes. Situated on the 3rd flr, this inviting home features a north-facing balcony that offers a peaceful outdoor retreat and gentle natural light throughout the day. Inside, you'll find a welcoming open-concept layout with hardwood flooring in the living area, a cozy atmosphere & a neutral palette thatâ€<sup>™</sup>s easy to personalize. The kitchen is both functional & stylish, featuring an island &spacious primary suite includes a walk-through closet that leads to a private 3-piece ensuite, while the second bdrm & 4-piece main bathroom add extra flexibilityâ€"perfect for guests, a roommate, or a home office. The home also offers in-suite laundry, AC and underground parking. Just steps from the Tri-Leisure Centre, Heritage Grove Park, scenic walking trails, schools, and shopping, this condo offers incredible convenience and lifestyle.







Built in 2009

#### **Essential Information**

MLS® #	E4437815
Price	\$199,000
Bedrooms	2
Bathrooms	2.00

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## **Community Information**

Address	309 300 Spruce Ridge Road
Area	Spruce Grove
Subdivision	Spruce Ridge
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0H6
Amenities	
Amenities	See Remarks
Parking	Stall, Underground
Interior	
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement
Exterior	
Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date ListedMay 22nd, 2025Days on Market30ZoningZone 91Condo Fee\$519

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